

STAFF REPORT
PLANNING COMMISSION

FILE NO.: CP11-060

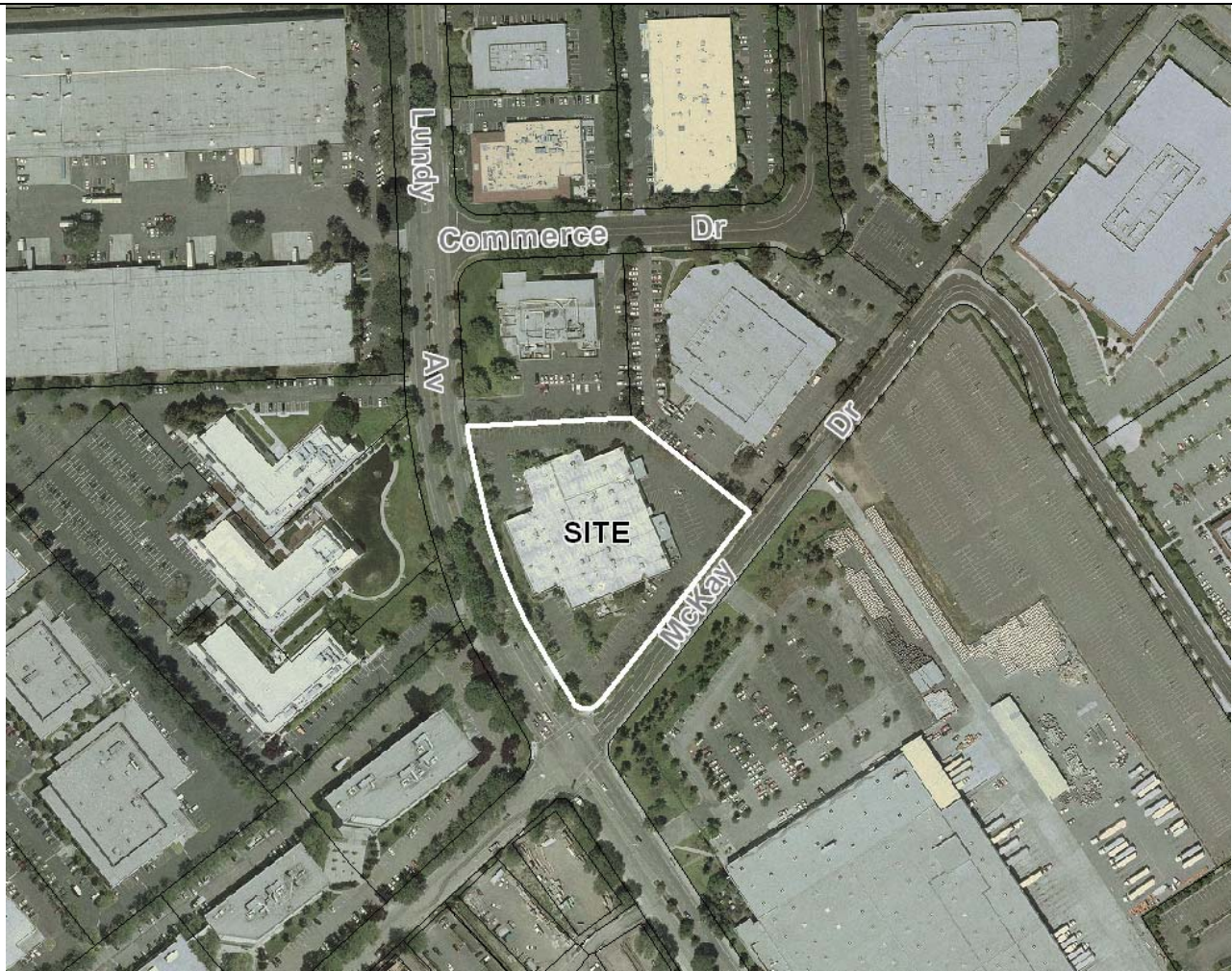
Submitted: 12/05/11

PROJECT DESCRIPTION: Conditional Use Permit to allow conversion of an existing 55,000 square-foot industrial office building to medical office use on a 3.65 gross acre site.

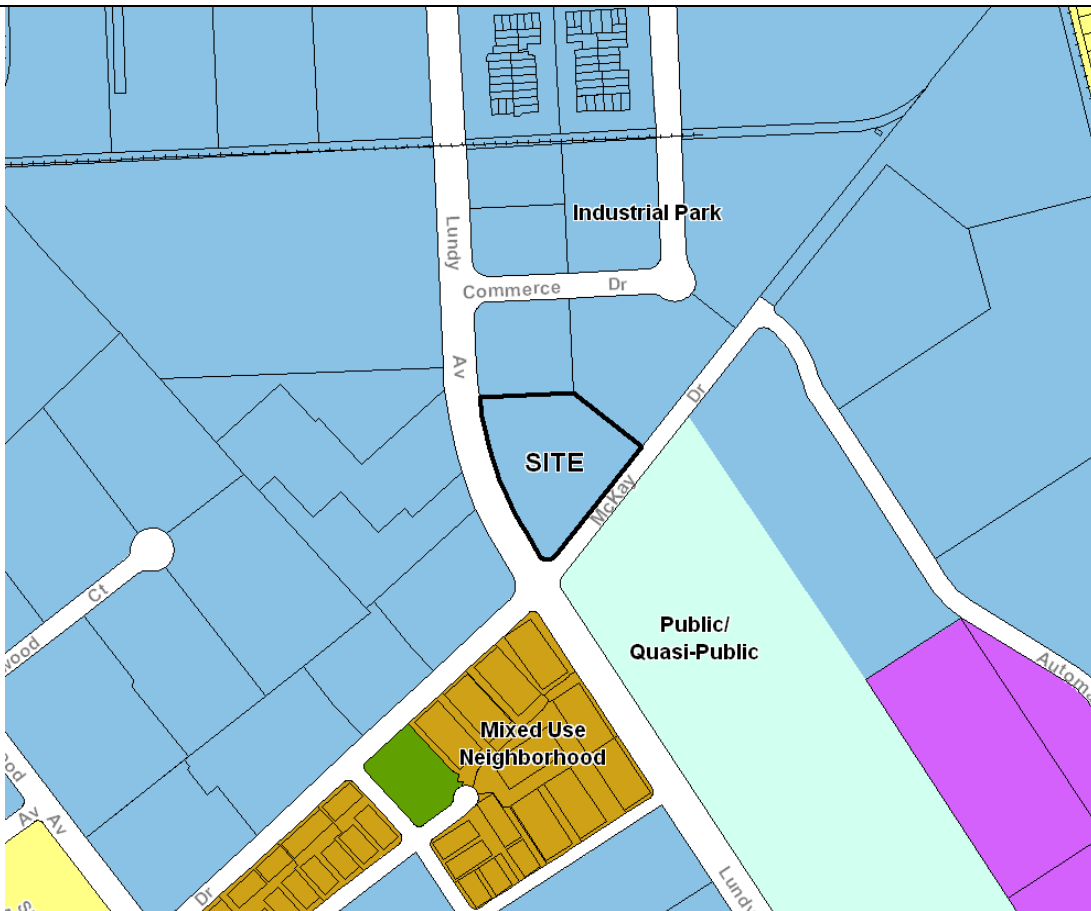
LOCATION: Northeast corner of Lundy Avenue and McKay Drive (1870 Lundy Ave)

Zoning	IP- Industrial Park
General Plan	Industrial Park
Council District	4
Annexation Date	05/15/1974
SNI	N/A
Historic Resource	No
Redevelopment Area	N/A
Specific Plan	N/A

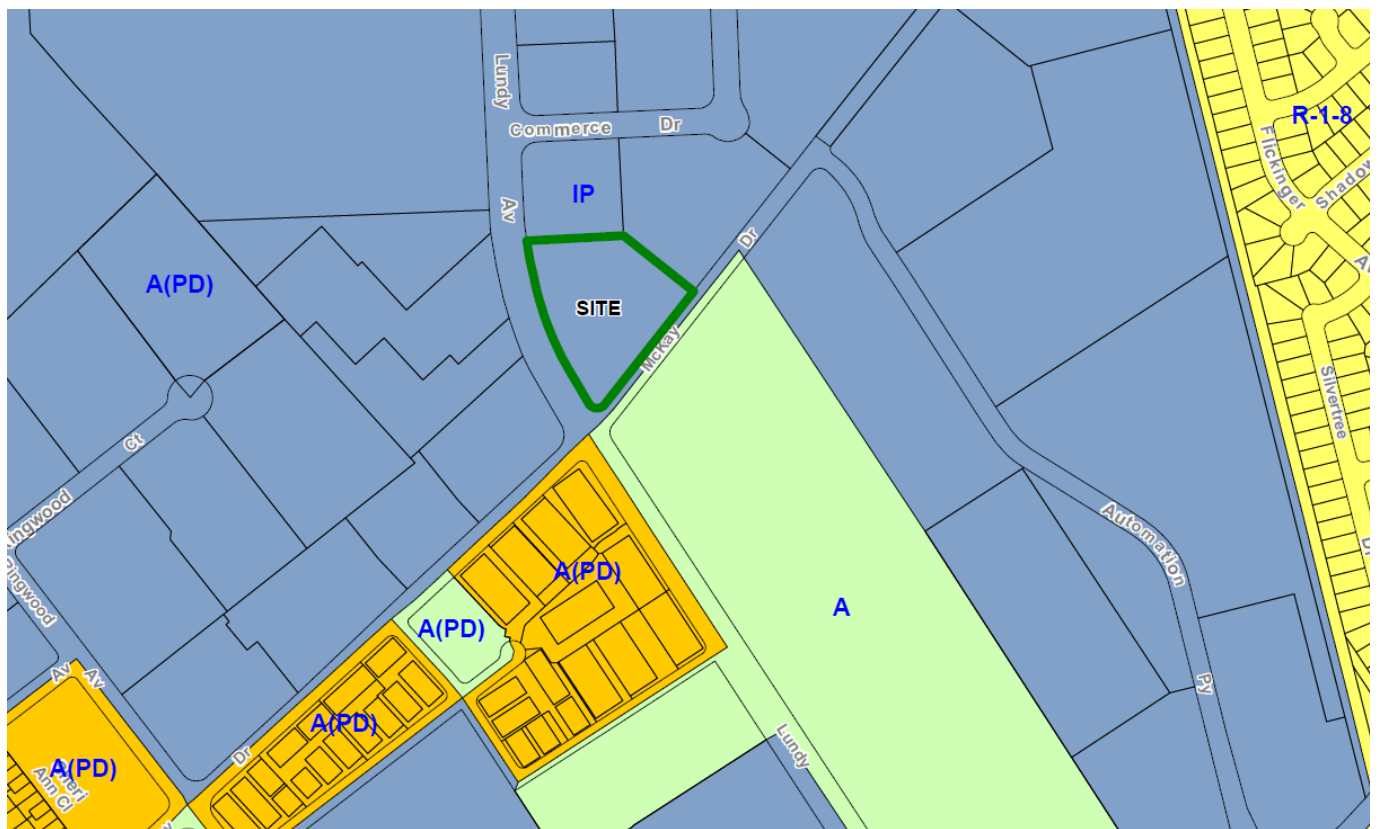
Aerial Photo



General Plan



Zoning



RECOMMENDATION

The Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit for the following reasons, and include the findings and conditions as shown in the attached draft Resolution.

1. The project conforms to the General Plan Land Use/Transportation Diagram designation of Industrial Park.
2. The proposed project complies with all applicable provisions of the IP - Industrial Park Zoning District.
3. The project is compatible with the surrounding land uses.
4. Sufficient parking will be provided for the proposed uses and other future allowed uses within the Industrial Park development.

BACKGROUND

On December 5, 2011, a Conditional Use Permit application was filed to allow conversion of an existing 55,000 square-foot industrial office building to medical office use. This industrial office building is located on a 3.65 acre site in the IP-Industrial Park Zoning District with an underlying General Plan Land Use/Transportation Diagram designation of Industrial Park. The IP Zoning District allows medical office uses with the issuance of a Conditional Use Permit (CUP). No expansion of the building is proposed.

The 3.65 acre site is located on the northeast corner of Lundy Avenue and McKay Drive and is currently developed with a one-story industrial office building surrounded by parking and landscaping. The existing development was approved on April 24, 1981 with a Site Development Permit (File No. H81-056). The subject site is adjacent to industrial uses to the north, northeast and to the west across Lundy Avenue. A U.S. Post Office and distribution center is to the southeast across McKay Drive. A recently completed residential development is located on the southwest corner of Lundy and McKay.

ANALYSIS

The primary areas analyzed for the Conditional Use Permit include: 1) conformance to the Envision San José 2040 General Plan, 2) conformance to the applicable provisions of the Zoning Ordinance, and 3) compliance with the California Environmental Quality Act.

Envision San José 2040 General Plan Conformance

The subject site is designated as Industrial Park on the General Plan Land Use/Transportation Diagram. The medical office facility proposed within the existing office building is consistent with the Industrial Park designation in that properties with this designation are intended for office or industrial developments or a compatible mix of these uses.

Zoning Ordinance Conformance

In the IP-Industrial Park Zoning District a medical office use may be approved with the issuance of a Conditional Use Permit. Since there is no building expansion proposed the key issue is conformance to the City's parking regulations.

Development of the subject site occurred with a Site Development Permit (File No. H81-056), which provided 190 parking spaces on site. The required parking per the Zoning Ordinance for the proposed medical office use is calculated at 1 space per 250 square feet of net floor area. Altogether the 46,750 net square feet of medical office use would require 187 parking spaces. Therefore, the site has adequate parking to accommodate the proposed medical office use. There are no other tenants which share this building.

Environmental Review

The project was reviewed and found to be in conformance with both the City of San José Transportation Level of Service Policy (5-3) and the Santa Clara County Congestion Management Program.

Under the provisions of Section 15301(a) Existing Facilities, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

The proposed conversion of the existing 55,000 square foot industrial office building from office use to a medical office facility is not expected to result in any significant land use impacts in that no new added square footage is proposed and no significant amounts of hazardous substances will be involved. Minor site and building modifications are only proposed to comply with Building and Fire codes.

The project was reviewed and found to be in conformance with both the City of San José Transportation Level of Service Policy (5-3) and the Santa Clara County Congestion Management Program.

CONCLUSION

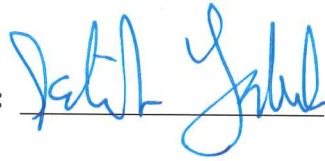
Based on the above analysis, staff concludes that the proposed medical clinic/out-patient facility conforms to the intent of the General Plan and the requirements of the Zoning Ordinance.

PUBLIC OUTREACH

Notices of the public hearing for this project were sent to all property owners within 500 feet of the subject property. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report and staff has been available to discuss the project with members of the public. No member of the public has made any comment on or objection to the proposed project.

Project Manager: John W. Baty, AICP

Approved by:



Date: 8/30/2012

Owner/Applicant:	Attachments:
North East Medical Services 1520 Stockton Street San Francisco, CA 94133 Craig Yamamoto Kendall Young Associates 720 York Street, Suite 104 San Francisco, CA 94110	Draft Resolution Plan Set

RESOLUTION NO. 12-0

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit to allow conversion of an existing 55,000 square foot industrial office building to medical office use on a 3.65 gross acre site located at the northeast corner of Lundy Avenue and McKay Drive (1870 Lundy Avenue).

FILE NO. CP11-060

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on December 5, 2011, an application (File No. CP11-060) was filed for a Conditional Use Permit for the purpose of allowing conversion of an existing 55,000 square foot industrial office building to medical office use on that certain real property (hereinafter referred to as "subject property"), situate in the Industrial Park Zoning District, located on the northeast corner of Lundy Avenue and McKay Drive, San José, and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, "North East Medical Services (NEMS), 1870 Lundy Ave., San José, CA" dated November 18, 2011. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. The 3.65 gross acre site located on the northeast corner of Lundy Avenue and McKay Drive is located within the IP- Industrial Park Zoning District.
2. The subject site is designated Industrial Park on the General Plan Land Use/Transportation Diagram.
3. The subject site is adjacent to industrial uses to the north, northeast and to the west across Lundy Avenue. A U.S. Post Office and distribution center is to the southeast across McKay Drive. A recently completed residential development is located on the southwest corner of Lundy and McKay.
4. A Conditional Use Permit is required in the IP-Industrial Park Zoning District to allow medical office uses.
5. The site is currently developed with a 55,000 square foot one-story office building.
6. The project proposes to allow conversion of the existing building from industrial office to medical office use.
7. The site has 190 existing parking spaces. The required parking per the Zoning Ordinance for the proposed medical office use is calculated at 1 space per 250 net square feet of floor area.
8. The net square footage is 46,750 (85% of gross) and would therefore require 187 parking spaces for use as medical offices.
9. No physical expansion of the building is proposed.
10. As conditioned, the project developer/facility operator will be required to obtain and fully comply with all applicable City Permits prior to occupancy.
11. The project was found to be exempt from environmental review under Section 15301(a), Existing Facilities, of the CEQA Guidelines, which exempts existing facilities involving negligible or no expansion of use from one use to another.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed use at the location requested will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of a property of other persons located within the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use would generate; and
 - b. By other public or private service facilities as are required; and

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Permit by the applicant; and
 - b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Permit Expiration.** This Conditional Use Permit shall automatically expire four years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such four-year period, the proposed use of this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. The Director of Planning may approve a Permit Adjustment/Amendment extending the permit in accordance with Title 20.
3. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.
4. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this permit shall be deemed acceptance of all conditions specified in this permit and the applicant's agreement to fully comply with all of said conditions. No change

in the character of occupancy or change to a different group of occupancies as described by the “Building Code” shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.

5. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, “North East Medical Services (NEMS), 1870 Lundy Ave., San José, CA” dated November 18, 2011, on file with the Department of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24).
6. **Public Works Department Clearance.** Prior to the issuance of Building permits, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.
 - a. *Construction Agreement:* The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
 - b. *Grading/Geology:* If grading and/or installation of new drainage system is proposed, the following conditions will apply:
 - i. A grading permit may be required (if earth movement is proposed) prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
 - ii. All new on-site storm drainage conveyance facilities and earth retaining structures shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval.
 - c. *Stormwater Runoff Pollution Control Measures:* This project must comply with the City’s Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures and source controls to minimize stormwater pollutant discharges.
 - d. *Flood Zone D:* The project is not within a designated Federal Emergency Management (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.
 - e. *Sewage Fees:* In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

- f. *Street Improvements:*
- i. Extend the median island on Lundy Avenue to the signalized intersection at Lundy and McKay Drive. The driveway closest to the intersection shall be restricted to right turns only.
 - ii. Remove and replace broken or uplifted curb, gutter, and driveways along project frontages.
 - iii. Construct a 4' detached sidewalk along Lundy Avenue frontage. The new sidewalk may meander between the existing mature trees within the public right-of-way. A sidewalk easement may be required.
 - iv. Remove and replace existing driveways as needed to current City of San José standards.
 - v. Upgrade the existing handicap ramp at the northeast corner of Lundy Avenue and McKay Drive to meet City standards.
 - vi. Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
7. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit/Demolition Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
- a. *Construction Plans.* This permit file number, CP11-060, shall be printed on all plans submitted to the Building Division.
 - b. *Construction Plan Conformance.* A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.
8. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code or state laws. The Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
9. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
10. **Landscaping.** Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner.
11. **Bicycle Parking.** The project is required to provide bicycle parking (short-term and long-term) consistent with the requirements of the City of San José Zoning Code Chapter 20.90.
12. **Removing Graffiti.** The Provider shall promptly remove all graffiti on any structure within 48 hours. In the event the Provider fails to remove all graffiti from the structure within two

business days following receipt of notification from the City, the City shall have the right to remove any graffiti and the Provider shall reimburse the City for all costs incurred for the removal within 30 days of receipt of a bill for the work done.

13. **Signs.** No signs are approved with this permit.
14. **Street Number Visibility.** Street numbers of the buildings shall be easily visible from the street at all times, day and night.
15. **Roof Equipment.** No new roof equipment is permitted with this permit.
16. **Refuse/Recycling.** All trash/recycling areas shall be effectively screened from view and covered, and maintained in an orderly state to prevent water from entering into the garbage and recycling containers. No outdoor storage is permitted. Trash areas shall be maintained in a manner to discourage illegal dumping. The developer shall ensure that the trash/recycling area size, and frequency of collection, is adequate for the site operations. The City will be enhancing elements of the solid waste management program for commercial and industrial developments, which include the recycling of food waste and related materials starting July 2012.
17. **Construction/Demolition Debris Recycling.** It is required that scrap construction and demolition debris be recycled instead of disposing of it in a landfill. An infrastructure exists within San José to accommodate such recycling efforts. Integrated Waste Management staff can provide assistance on how to recycle construction and demolition debris from the project, including information on where to conveniently recycle the material. Additional information may be found at <http://www.sjrecycles.org/construction-demolition/cddd.asp> or by contacting the Commercial Solid Waste Program at (408) 535-8550.
18. **Fire Safety.** Compliance with all applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process to the satisfaction of the Fire Chief. Prior to Building Clearance, all requirements for Fire Safety shall be met to the satisfaction of the Fire Chief.
19. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
 - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.
 - d. The applicant shall obtain and operate in conformance with the conditions of all permits required by other responsible agencies.

ADOPTED and issued this 12th day of September 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EDESEA BIT-BADAL
Chairperson

ATTEST:

JOSEPH HORWEDEL
Director of Planning, Building & Code Enforcement
Planning Commission Secretary

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

NORTH EAST MEDICAL SERVICES (NEMS)

1870 LUNDY AVE. - SAN JOSE, CA

DIRECTORY

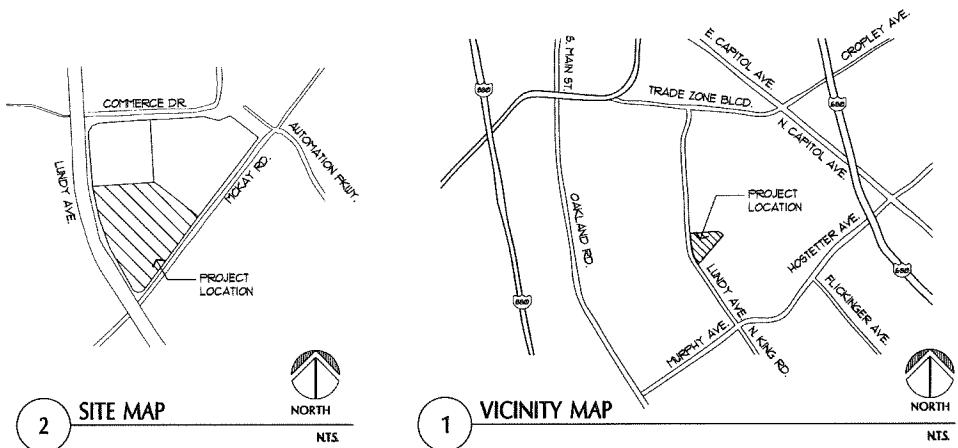
OWNER:
NORTH EAST MEDICAL SERVICES
1520 STOCKTON STREET
SAN FRANCISCO, CA 94133
PROJECT MANAGER: WYLAND CHU
P. 415-391-9686
F. 415-433-4726

ARCHITECT:
KENDALL YOUNG ASSOCIATES
720 YORK STREET, SUITE 104
SAN FRANCISCO, CA 94103
P. 415-552-1178
F. 415-552-1372

APPLICABLE CODES

- I. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE LOCAL STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING THE FOLLOWING:
- A. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT THE CLINIC BUILDING IN ACCORDANCE WITH TITLE 24, C.C.R. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24, C.C.R. A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OFFICE OF REGULATION SERVICES BEFORE PROCEEDING WITH THE WORK.
- B. 2010 CALIFORNIA BUILDING STANDARDS, 2007 CALIFORNIA BUILDING CODE (CBC)/CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 24, PART 2, 2007 SAN FRANCISCO BUILDING CODE
- C. 2010 CALIFORNIA ELECTRICAL CODE (CEC)/CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 24, PART 3, 2010 SAN FRANCISCO ELECTRICAL CODE
- D. 2010 CALIFORNIA MECHANICAL CODE/CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 24, PART 4, 2010 SAN FRANCISCO MECHANICAL CODE
- E. 2010 CALIFORNIA PLUMBING CODE/CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 24, PART 5, 2010 SAN FRANCISCO PLUMBING CODE
- F. 2010 CALIFORNIA ENERGY CODE (CEC)/CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 24, PART 6
- G. 2010 CALIFORNIA FIRE CODE (CFC)/CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 24, PART 9
- H. 2010 CALIFORNIA REFERENCED STANDARDS CODE/CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 12, I. CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 17
- J. AMERICANS WITH DISABILITIES ACT (ADA)/ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)
- K. STATE FIRE MARSHAL REGULATIONS/CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19
- L. 2010 CALIFORNIA PLUMBING CODE/CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 24, PART 5
- M. 2010 CALIFORNIA ENERGY CODE (CEC)/CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 24, PART 6
- N. 2010 CALIFORNIA FIRE CODE (CFC)/CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 24, PART 9
- O. 2010 CALIFORNIA REFERENCED STANDARDS CODE/CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 12, P. CALIFORNIA CODE OF REGULATIONS (CCR)/TITLE 17
- Q. AMERICANS WITH DISABILITIES ACT (ADA)/ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)
- R. STATE FIRE MARSHAL REGULATIONS/CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19
- S. SAFETY & HEALTH REGULATIONS FOR CONSTRUCTION OF U.S. DEPT. OF LABOR, OSHA & CALIF. OSHA
- T. 2010 BUILDING STANDARDS ADMINISTRATIVE CODE (CCR) TITLE 24, PART 1
- U. SAN JOSE MUNICIPAL CODE
- V. 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
- W. 2010 CALIFORNIA EXISTING BUILDING CODE
- X. 2009 INTERNATIONAL EXISTING BUILDING CODE, APPENDIX CHAPTERS A2, A3, AND A4.

VICINITY MAPS



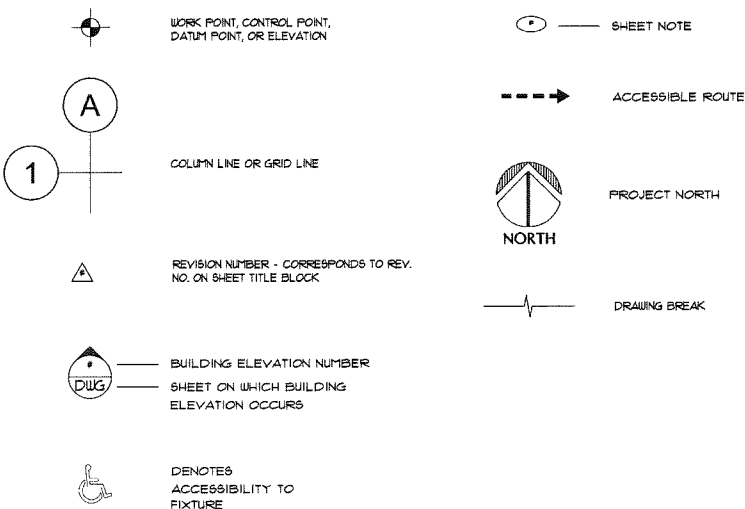
PREVIOUS DEVELOPMENT PERMITS

BUILDING	FIRE PREVENTION	PLANNING
<ul style="list-style-type: none">2009 033123 CI2009 033210 CI2001 040486 CI2001 036591 CI2001 051611 CI2006 036012 CI2006 023931 CI2000 060356 CI2000 064805 CI1999 060146 CI1999 061235 CI1998 066792 CI1998 066158 CI1998 064822 CI1998 003894 CI1998 003142 CI1998 050655 CI1998 001921 CI1998 054960 CI1998 054605 CI1998 051151 CI1998 050610 CI1991 071600 CI1991 005505 CI1991 071193 CI1994 045333 CI1988 050094 BD1988 009815 BD1988 041901 BD1988 040652 BD1900 071203 BD1900 071303 BD	<ul style="list-style-type: none">2001 031100 HZ2000 083168 FE1999 119348 FE1998 086622 FE1998 086343 FE1991 018106 FE1991 018143 FE1991 018144 FE1991 018115 FE1991 018111 FE1991 040101 FE	<ul style="list-style-type: none">AD91-1009AD93-484AD98-078AD98-286PRE11-041PRE11-009AD07-571AD06-1158

PROPOSED USE

PROPOSAL TO USE 55,000 SQ. FT AS MEDICAL USE UNDER THE IP ZONE

ARCHITECTURAL SYMBOLS

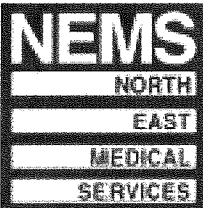


ABBREVIATIONS

B.O.	BOTTOM OF
CONC.	CONCRETE
DWG.	DRAWING
(E)/EXIST.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH
GYP. BD.	GYPSUM BOARD
MAX. MIN.	MAXIMUM MINIMUM
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/	OVER
PL	PROPERTY LINE
SHT.	SHEET
T.O.	TOP OF
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
AND	AND
ANGLE	ANGLE
AT	AT
CHANNEL	CHANNEL
DIAMETER	DIAMETER
NUMBER	NUMBER
OR	OR
PLATE	PLATE

DRAWING INDEX

ARCHITECTURAL
1 TITLE SHEET
2 SITE PLAN
3a NOT USED
3b NOT USED
4 BUILDING ELEVATIONS
5 FLOOR PLAN
5a EXISTING FLOOR PLAN
1 ROOF PLAN



NORTH EAST MEDICAL SERVICES (NEMS)

1870 LUNDY AVENUE
SAN JOSE, CA 95131

Date	No.	Revisions
11/18/11		CONDITIONAL USE PERMIT SUBMITTAL

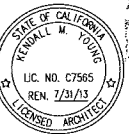
ALL DRAWINGS AND MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

Firm Name and Address And Logo

KYA
ARCHITECTURE
KENDALL YOUNG ASSOCIATES

720 YORK STREET - SUITE 104
SAN FRANCISCO, CA 94103
T 415 552 1178
F 415 552 1372

Architect Stamp



Consultant Stamp

DRAWING TITLE
TITLE SHEET

SHEET NO.

1

DATE: 11-18-11 JOB # 11004-00
SCALE: AS NOTED FILE NAME: 1004C

If this sheet is not 24" x 36", it is reduced. Scale accordingly.

SITE SHEET NOTES

BUILDING SUMMARY & PARKING ANALYSIS

- 1 COURT YARD

2 PLAZA ENTRY

3 (E) TRANSFORMERS

4 (E) MECHANICAL SHED W/ ROOF

5 (E) OPEN YARD TO BE ROOFED

6 (E) TRASH ENCLOSURE

7 (E) LANDSCAPE AREA

8 RELOCATE (E) MONUMENTAL SIGN

9 ADA PARKING STALL STRIPPING, SIGNAGE, ACCESSIBLE CURB RAMP & 60" WIDE WALKWAY TO (E) BUILDING ENTRY PLAZA

10 DEMO (E) CONC. CURB & LANDSCAPE, PROVIDE 6" HIGH CONC. CURB @ 5'-0" OFFSET FROM ORIGINAL LOCATION

11 PROVIDE ADA STRIPPING & SIGNAGE

12 (E) TREE TO REMAIN, TYP.

13 (E) FIRE HYDRANT

14 (E) LIGHT FIXTURE

15 (E) SEWER LOC.

16 (E) BACK FLOW

17 (E) PERIMETER LOCKED GATE

18 (E) FENCE

19 TRASH DUMPSTER

20 HAZARDOUS WASTE WITH SECURED LOCK DOOR

21 CURB RAMP WITH TACTILE MAT AND SCOPE TRANSITION RIBS

22 PAINTED STRIPE PATH OF TRAVEL

23 RETAINING WALL/ CURB

24 NEW 4'-0" WIDE WALKWAY

25 CURB RAMP

26 PAINTED CROSS WALK

27 (E) LOW WALL

28 (E) CROSSWALK BUTTON

29 (E) LIGHT POLE

30 (N) OPENING

31 (E) BIKING SIGN

32 (E) FIRE HYDRANT

TOTAL GROSS ACRES OF SUBJECT PROPERTY = 3.65 ACRES

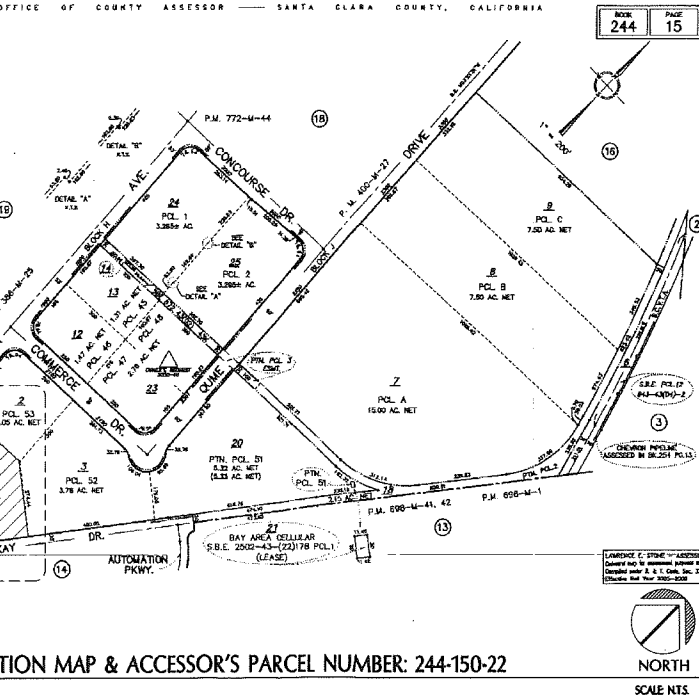
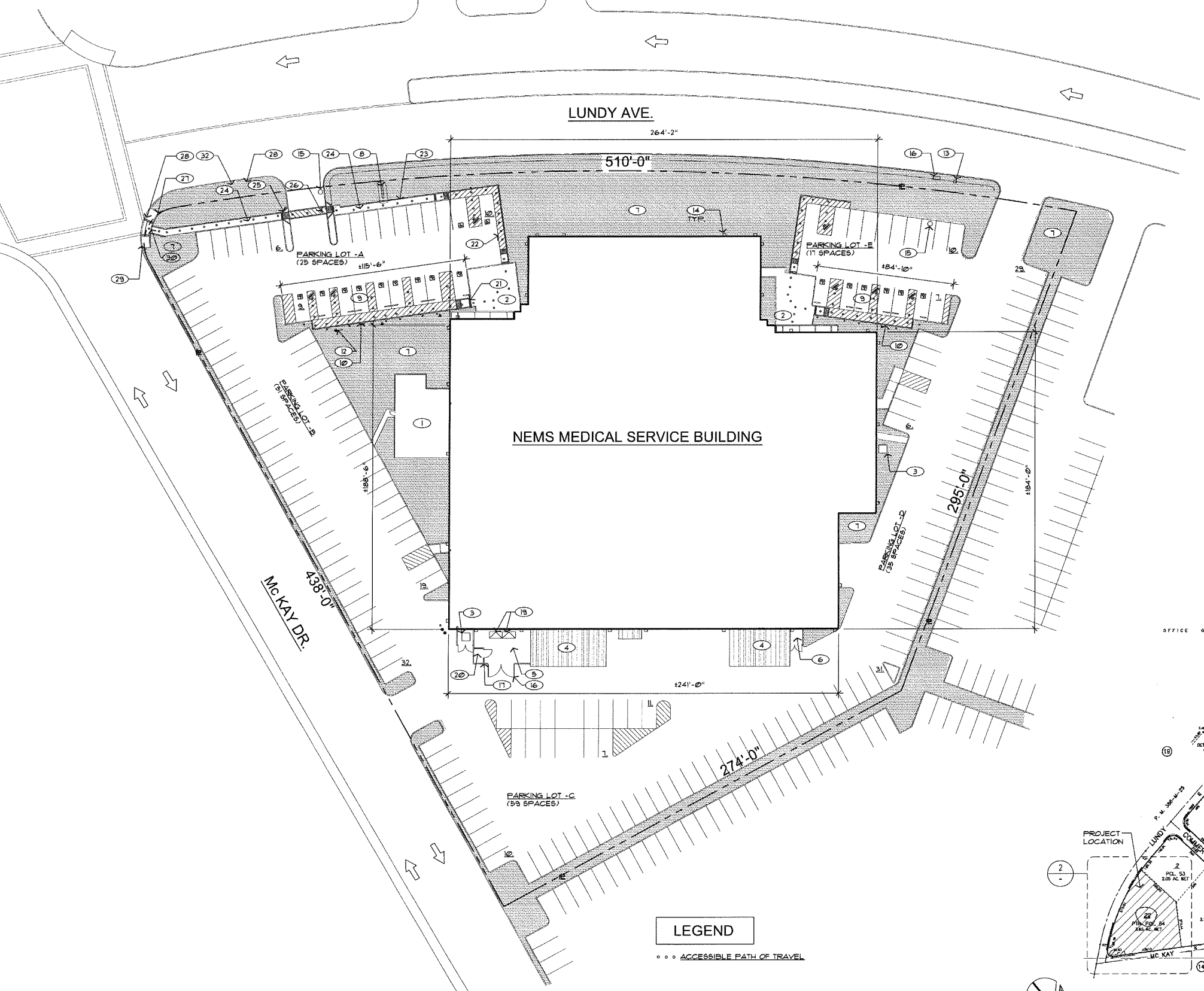
- TOTAL NUMBER OF DUELLING UNIT: NONE
- TOTAL (E) GROSS SQUARE FOOTAGE OF FLOOR = 55,000 SF
- TOTAL (E) 85% OF GROSS SQUARE FOOTAGE = 46,750 SF

EXISTING AND PROPOSED PARKING SPACES:

- TOTAL NUMBER OF EXISTING OFF-STREET PARKING & LOADING SPACES: 193 SPACES INCLUDING 6 VAN ACCESSIBLE LOADING SPACES
- TOTAL NUMBER OF PROPOSED OFF-STREET PARKING & LOADING SPACES: 187 SPACES INCLUDING 4 VAN ACCESSIBLE LOADING AND 15 ACCESSIBLE LOADING SPACES. SEE BELOW PARKING RATIO REQUIREMENTS.
- PARKING RATIO REQUIREMENTS:
USE: MEDICAL OFFICE = 1 PER 250 SF (MINIMUM COMMON PARKING RATIO)
85% OF GROSS SF + 250 (PARKING RATIO) = SPACES REQUIRED
46,750 + 250 = 187 REQUIRED SPACES
- REQUIRED ACCESSIBLE SPACES:
10% OF TOTAL NUMBER OF PARKING SPACES AT OUTPATIENT UNITS AND FACILITIES SHALL BE ACCESSIBLE.
187 PARKING SPACES / 10 = 18.7 = 19 REQUIRED ACCESSIBLE SPACES
ONE (1) OF EVERY EIGHT (8) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE
19 ACCESSIBLE SPACES / 8 = 2.375 = 3 ACCESSIBLE VAN SPACES REQUIRED

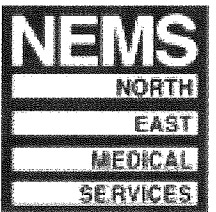
PERCENTAGE OF PROPOSED SITE COVERAGE:

- BUILDING: TOTAL (E) GROSS BUILDING SQ. FT. / TOTAL (E) SITE SQ. FT.
55,000 SF / 158,994 SF = 34.6%
- OFF STREET PARKING AND LOADING: TOTAL OFF STREET PARKING AND LOADING SQ. FT. / TOTAL (E) SITE SQ. FT.
12,050 SF / 158,994 SF = 7.6%
- LANDSCAPING: TOTAL (E) LANDSCAPING SQ. FT. / TOTAL (E) SITE SQ. FT.
24,594 SF / 158,994 SF = 15.5%



2 SITE PLAN

1 LOCATION MAP & ACCESSOR'S PARCEL NUMBER: 244-150-22



NORTH EAST MEDICAL SERVICES (NEMS)
1870 LUNDY AVENUE
SAN JOSE, CA 95131

Date	No.	Revisions
1/18/11		CONDITIONAL USE PERMIT SUBMITTAL

ALL DRAWINGS AND MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

Firm Name and Address And Logo

KYA
ARCHITECTURE
KENDALL YOUNG ASSOCIATES

720 YORK STREET - SUITE 104
SAN FRANCISCO, CA 94110
T 415 552 1118
F 415 552 1372

Architect Stamp



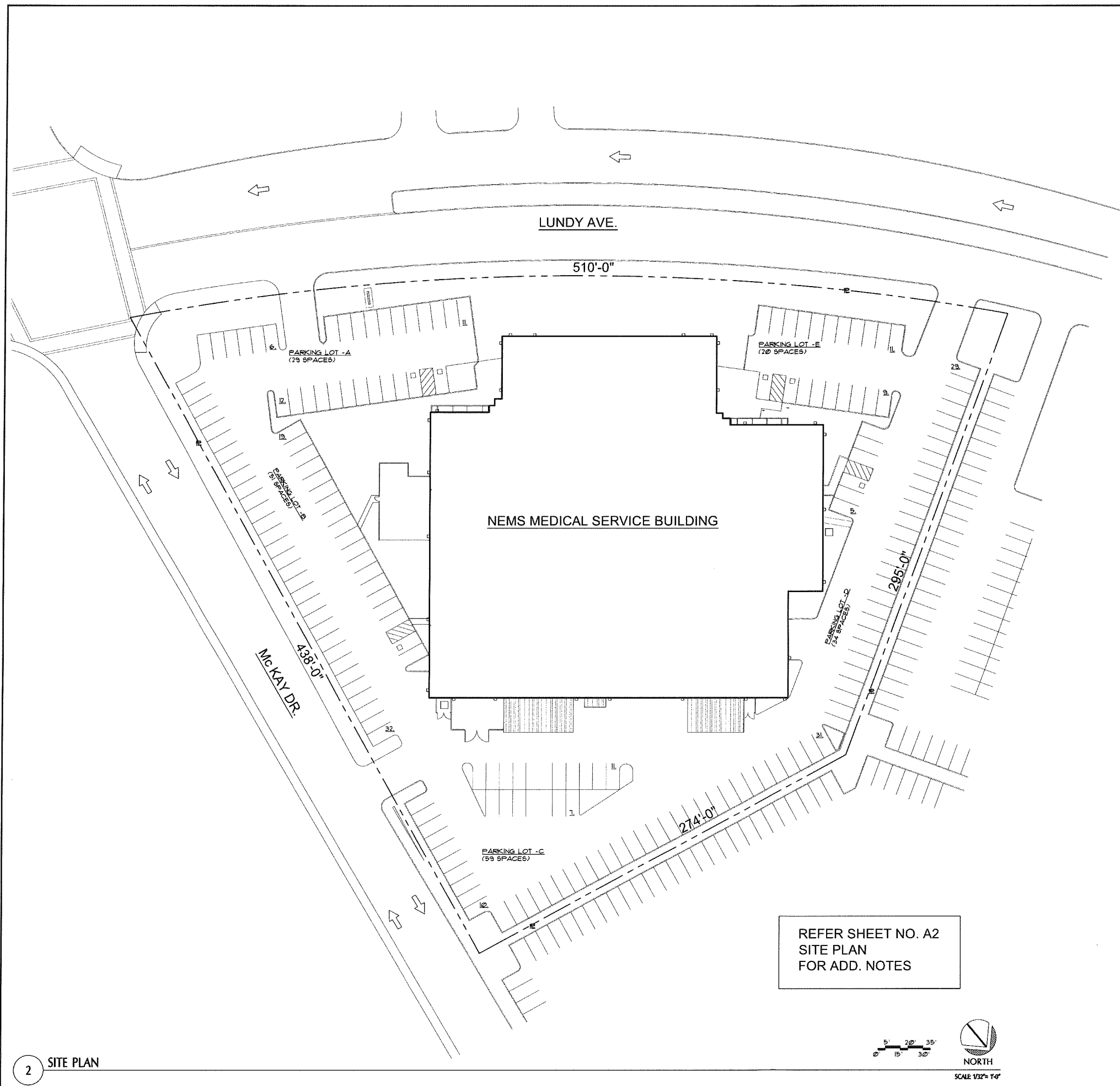
Consultant Stamp

DRAWING TITLE
SITE PLAN

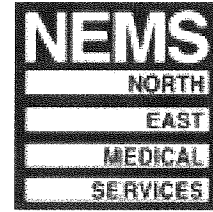
SHEET NO.
2

DATE: 11-18-11
JOB # 11004-00
SCALE(S) SHOWN: FILE NAME: 20DWG

If this sheet is not 24" x 36", it is reduced. Scale accordingly.



2 SITE PLAN



NORTH EAST MEDICAL SERVICES (NEMS)

1870 LUNDY AVENUE
SAN JOSE, CA 95131

Date	No.	Revisions
11/18/11		CONDITIONAL USE PERMIT SUBMITTAL

ALL DRAWINGS AND MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

Firm Name and Address And Logo



KENDALL YOUNG ASSOCIATES

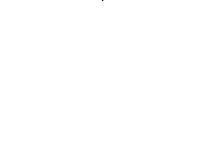
720 YORK STREET - SUITE 104
SAN FRANCISCO, CA 94110

T 415 552 1118
F 415 552 1372

Architect Stamp



Consultant Stamp



DRAWING TITLE
EXISTING SITE PLAN

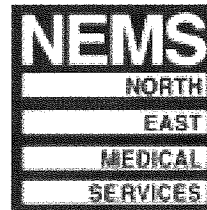
SHEET NO.

2A

DATE: 11-18-11 JOB # 11004-00

SCALE: AS SHOWN FILE NAME: 2A.DWG

If this sheet is not 24" x 36", it is reduced. Scale accordingly.



NORTH EAST MEDICAL
SERVICES (NEMS)

1870 LUNDY AVENUE
SAN JOSE, CA 95131

Date	No.	Revisions
11/18/11		CONDITIONAL USE PERMIT SUBMITTAL

ALL DRAWINGS AND MATERIAL
APPEARING HEREIN CONSTITUTE
ORIGINAL AND UNPUBLISHED WORK
OF THE ARCHITECTS AND MAY NOT
BE DUPLICATED, USED OR
DISCLOSED WITHOUT WRITTEN
CONSENT OF ARCHITECT.

Firm Name and Address And Logo

KYA
ARCHITECTURE
KENDALL YOUNG ASSOCIATES

720 YORK STREET - SUITE 104
SAN FRANCISCO, CA 94110

T 415 552 1118
F 415 552 1372

Architect Stamp



Consultant Stamp

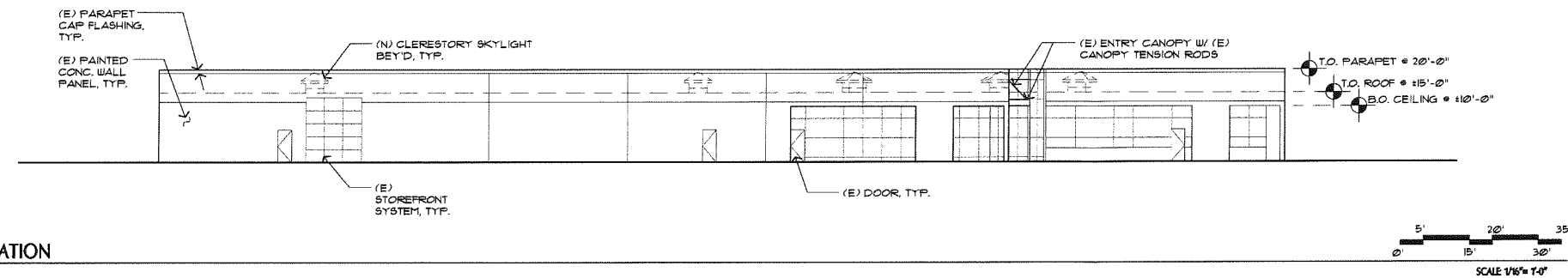
DRAWING TITLE
BUILDING ELEVATIONS

SHEET NO.

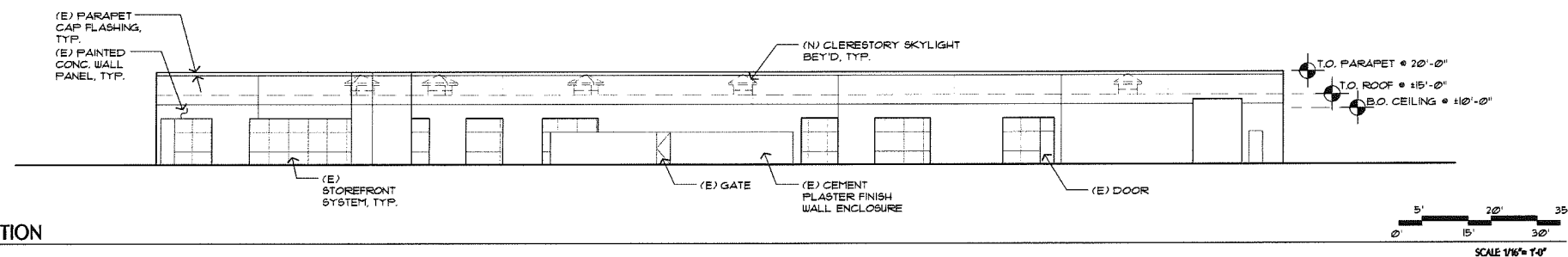
4

DATE: 01-18-12 JOB # 11004-00
SCALE: 1/16"=1'-0" FILE NAME: 4DWG

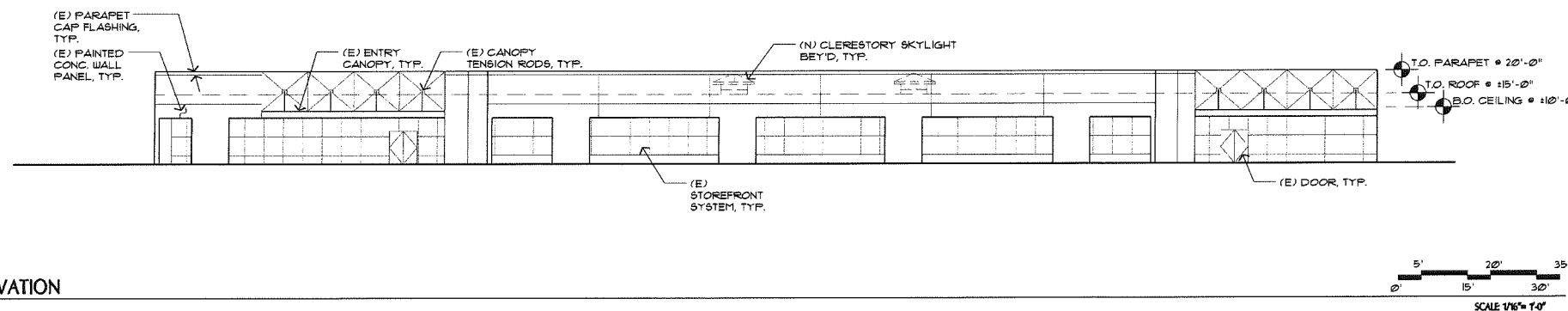
If this sheet is not 34" x 36", it is reduced. Scale accordingly.



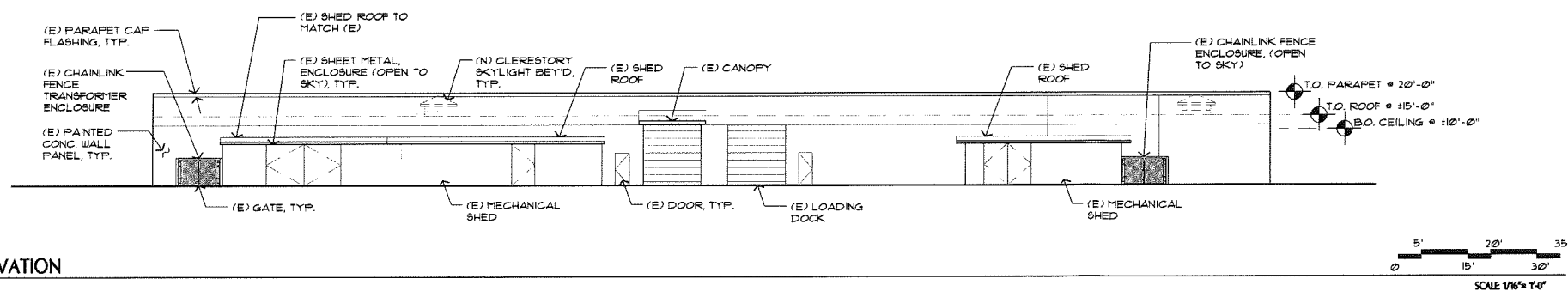
4 WEST ELEVATION



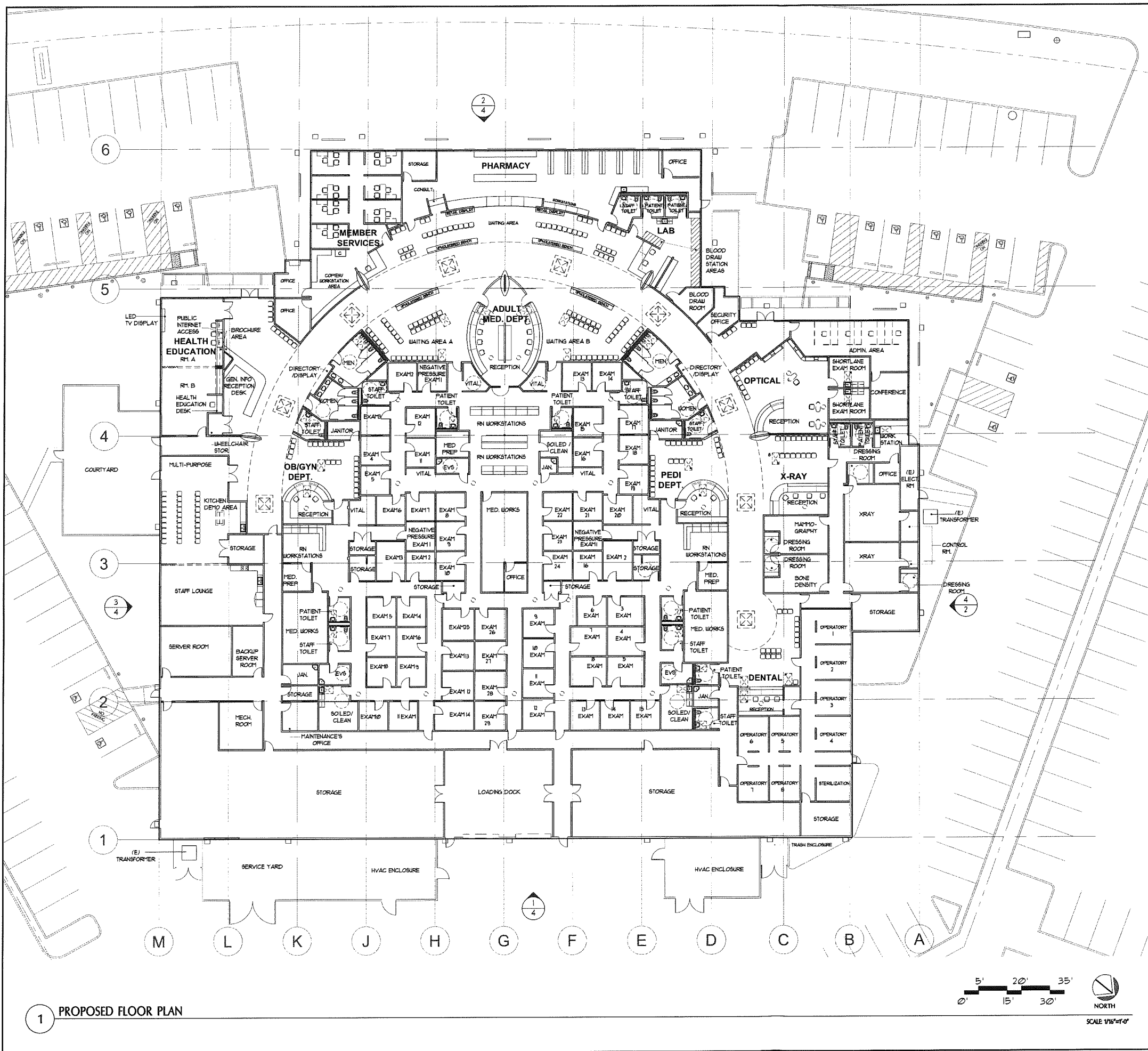
3 EAST ELEVATION



2 SOUTH ELEVATION



1 NORTH ELEVATION



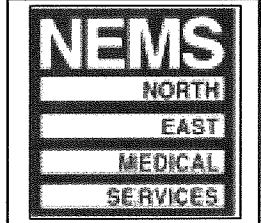
1 PROPOSED FLOOR PLAN

BUILDING SQUARE FOOTAGE SUMMARY

TOTAL (E) GROSS FLOOR AREA: 55,000 SF
TOTAL (E) LEASEABLE FLOOR AREA: 46,750 SF

LEGEND

- CLERESTORY SKYLIGHT ABOVE
- LIGHT TUNNEL ABOVE



NORTH EAST MEDICAL SERVICES (NEMS)
1870 LUNDY AVENUE
SAN JOSE, CA 95131

Date	No.	Revisions
11/18/11		CONDITIONAL USE PERMIT SUBMITTAL

ALL DRAWINGS AND MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

Firm Name and Address And Logo

KYA
ARCHITECTURE
KENDALL YOUNG ASSOCIATES

720 YORK STREET - SUITE 104
SAN FRANCISCO, CA 94110
T 415 552 1118
F 415 552 1372

Architect Stamp



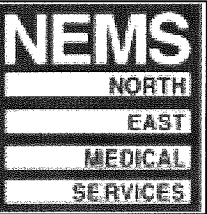
Consultant Stamp

DRAWING TITLE
FLOOR PLAN

SHEET NO.
5

DATE: 11-18-11 JOB #: 11004-00
SCALE: 1/16"=1'-0" FILE NAME: s00wg

If this sheet is not 24" x 36", it is reduced. Scale accordingly.



NORTH EAST MEDICAL SERVICES (NEMS)

1870 LUNDY AVENUE
SAN JOSE, CA 95131

Date	No.	Revisions
11/18/11		CONDITIONAL USE PERMIT SUBMITTAL

ALL DRAWINGS AND MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

Firm Name and Address And Logo

KYA
ARCHITECTURE
KENDALL YOUNG ASSOCIATES

720 YORK STREET - SUITE 104
SAN FRANCISCO, CA 94110
T 415 552 1118
F 415 552 1372

Architect Stamp



Consultant Stamp

DRAWING TITLE
EXISTING FLOOR PLAN

SHEET NO.

5a

DATE: 11-18-11 JOB # 11004-00
SCALE: 1/16"=1'-0" FILE NAME: 5a.dwg

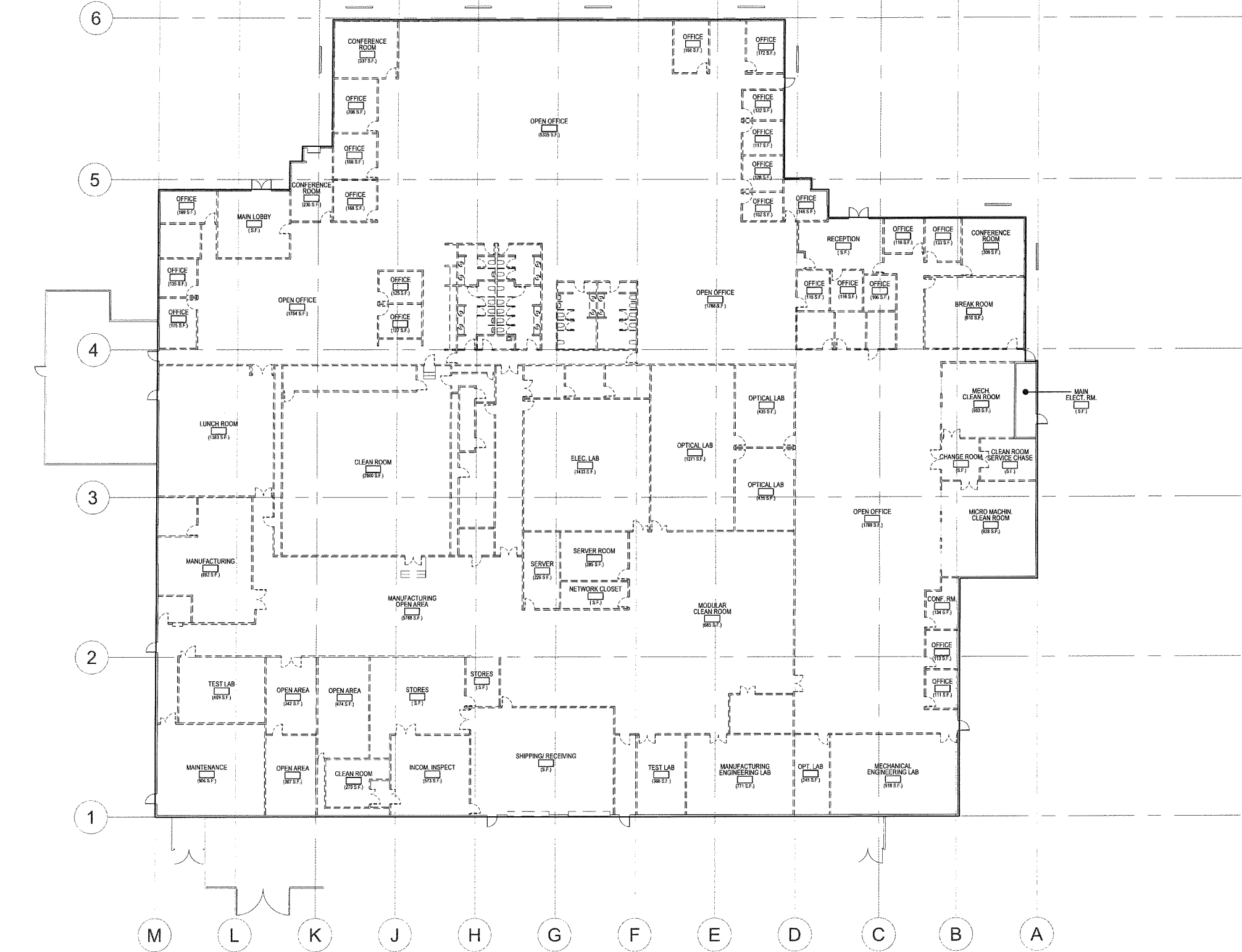
If this sheet is not 24" x 36", it is reduced. Scale accordingly.

BUILDING SQUARE FOOTAGE SUMMARY

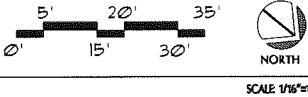
TOTAL (E) GROSS FLOOR AREA: 55,000 SF
TOTAL (E) LEASEABLE FLOOR AREA: 46,750 SF

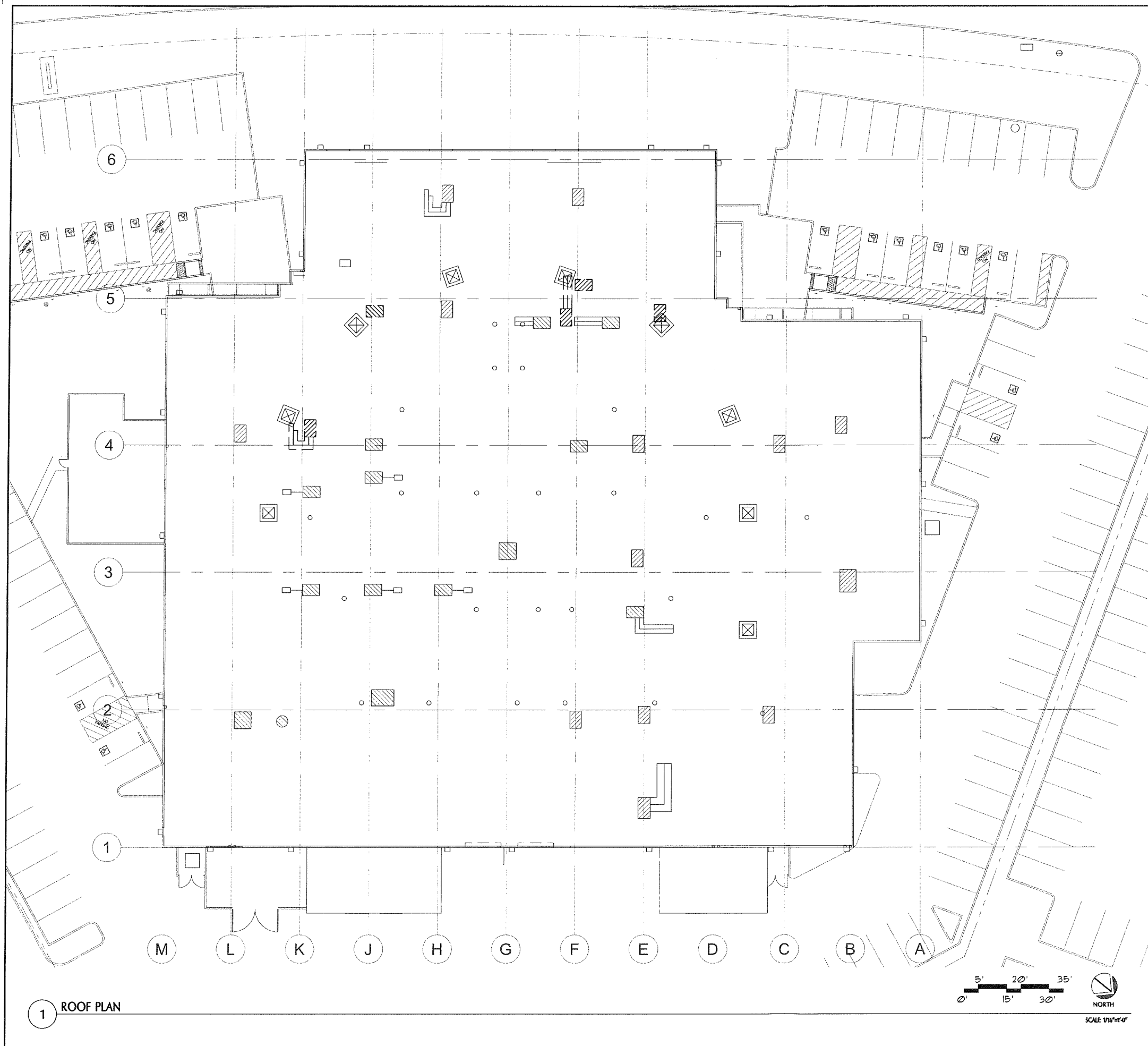
LEGEND

----- AREAS TO REMOVE



1 EXISTING FLOOR PLAN

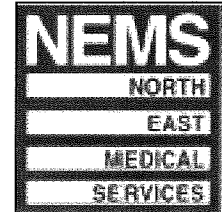




LEGEND

- PROPOSED CLERESTORY SKYLIGHT
- PROPOSED LIGHT TUNNEL
- (E) ROOF MECHANICAL EQUIPMENT TO REMAIN
- REMOVE (E) AC UNIT

(E) ROOF IS TO REMAIN U.O.N.



NORTH EAST MEDICAL SERVICES (NEMS)

1870 LUNDY AVENUE
SAN JOSE, CA 95131

Date	No.	Revisions
11/18/11		CONDITIONAL USE PERMIT SUBMITTAL

ALL DRAWINGS AND MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

Firm Name and Address And Logo

KYA
ARCHITECTURE
KENDALL YOUNG ASSOCIATES

720 YORK STREET - SUITE 104
SAN FRANCISCO, CA 94110
T 415 552 1118
F 415 552 1372

Architect Stamp



Consultant Stamp

DRAWING TITLE
ROOF PLAN

SHEET NO.

7

DATE: 11-18-11 JOB # 11004-00
SCALE: 1/16"=1'-0" FILE NAME: 7.dwg

If this sheet is not 34" x 36", it is reduced. Scale accordingly.